Case 2:08-bk-31577-ER Doc 44 Filed 04/26/10 Main Document Page	Entered 04/26/10 19:08:20 Desc			
Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY			
LEONARD PEÑA (State Bar No. 192898) Ipena@penalaw.com PEÑA & SOMA, APC 555 West Fifth Street, 31st Floor Los Angeles, California 90013 Telephone (213)291-9101 Facsimile (213)291-9102 Attorneys for Carolyn A. Dye, Chapter 7 Trustee	,			
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA				
In re:	CASE NO.: 08-bk-31577 ER			
LYNDA PETERSON				
Debtor(s).				
NOTICE OF SALE OF ESTATE	PROPERTY			
Sale Date: 5/19/10 Time: 10:0	00 A.M.			
Location: 255 EAST TEMPLE STREET, COURTROOM 1568 LOS ANGELES	s, CA 90012			
Type of Sale: Public Private Last date to file objections:				
Real property commonly known as 318 Avenue F, Redondo Beach, California 90277 (the "Property") Terms and Conditions of Sale: On an as-basis, without any warranties or representations, free and clear of all liens and interests for \$1,000,000.00				
Proposed Sale Price: \$1,000,000.00 Overbid Procedure (If Any): SEE OVERBID PROCEDURES ATTACHED HERETO.				
If property is to be sold free and clear of liens or other interests, list date,	time and location of hearing:			
Contact Person for Potential Bidders (include name, address, telephone,	fax and/or e:mail address):			
LEONARD PENA				
PENA & SOMA, APC				
555 WEST FIFTH STREET 31ST FLOOR	·			
LOS ANGELES, CA 90013				
TEL. 213-291-9101 FAX 213-291-9102 EMAI	L; LPENA@PENALAW.COM			
Date: <u>4/26/10</u>				

OVERBID PROCEDURES

The proposed sale is subject to overbid. The Trustee is recommending that the Court adopt the following overbid procedures: Any party wishing to tender an overbid must deliver to the Trustee a cashier's check in the sum of \$30,000.00 payable to "Carolyn A. Dye, Chapter 7 Trustee" not less that two (2) business days prior to the hearing on the motion to approve the sale and the prospective overbidder shall agree to waive any and all contingencies to closing. The deposit shall be nonrefundable in the event that the Court confirms the sale to that party but, the party fails to close the sale timely, for any reason whatsoever. The minimum initial overbid shall be \$2,500.00 with subsequent overbids in increments of not less than \$2,500.00. The overbidding party will be bound by all of the terms set forth in the agreement proposed for confirmation except as to price, without contingencies, including no financing or physical inspection contingency, and shall close the escrow no more than fifteen (15) calendar days after the date of the hearing on this Motion.

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		<u> </u>	
In re:			CHAPTER: 7
Lynda Peterson	Debtor(s).	CASE NUMBER: 08-bk-31577	

NOTE: When using this form to indicate service of a proposed order, DO NOT list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 555 West Fifth Street, 31st Floor, Los Angeles, CA

A true and correct copy of the foregoing document described as **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and

		ill be served by the court via NEF and hyperlink to the document. On se or adversary proceeding and determined that the following person(s)		
		ssion at the email addressed indicated below:		
Stanley D Bowman	sb@stanleybov			
Carolyn A. Dye, Chapter 7				
United States Trustee	ustpregion16.la	a.ecf@usdoj.gov		
		Service information continued on attached page		
II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served): On 4/26/10 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.				
		Service information continued on attached page		
III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity				
served): Pursuant to F.R.Civ delivery, or (for those who co	.P. 5 and/or controlling LBR, on onsented in writing to such service	I served the following person(s) and/or entity(ies) by personal method), by facsimile transmission and/or email as follows. Listing the method will be completed no later than 24 hours after the document is filed.		
		Service information continued on attached page		
I declare under penalty of pe	rjury under the laws of the United	d States of America that the foregoing is true and correct.		
4/26/10 A	ALYSSA LEAL	ISI ALYSSA LEAL		
Date Ty	/pe Name	Signature		
		•		

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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Honorable Ernest M. Robles United States Bankruptcy Court 255 E. Temple Street, Suite 1560 Los Angeles, CA 90012 Advanta Bank Corp c/o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701 Advanta Bank P. O. Box 30715 Salt Lake City, UT 84130

Advanta Bank P. O. Box 8088 Philadelphia, PA 19101 Advanta Bank Corp. c/o Becket and Lee LLP POB 3001 Malvern PA 19355-0701 America's Servicing Co. P. O. Box 60768 Los Angeles, CA 90060

American Express P.O. Box 0001 Los Angeles, CA 90096-0001 American Express PO BOX 001 Los Angeles, CA 90096 American Express Bank, FSB POB 3001 Malvern, PA 19355-0701

Bank Of America Buisness Express P.O. Box 15710 Wilmington, DE 19850-5726 Bank Of America P.O. Box 15726 Wilmington, DE 19886 Capital One Bank P.O. Box 60599 City Of Industry, CA 91716-0024

Chase Cardmember Service P.O. Box 94014 Palatine, IL 60094-4014 Citi P.O. Box 6000 The Lakes, NV 89163-6000 Expo Credit Services P. O. Box 6028 The Lakes, NV 88901

Kaiser Permanante P. O. Box 23250 San Diego, CA 92193 National City P. O. Box 856153 Louisville, KY 40285 Toyota Financial PO Box 60114 City Of Industry, CA 91716

US Bank PO BOX 790408 St. Louis, MO 63179 USAA Credit Card Sevices 10750 McDermott Fwy. San Antonio, TX 78288 Wells Fargo Visa P.O. BOX 30086 Los Angeles, CA 90030

Lynda Peterson 318 Avenue F Redondo Beach, CA 90277 Soraya Greenway, MBA, Realtor SHOREWOOD REALTORS, 16 Malaga Cove Plaza, Palos Verdes Estates, CA 90274